



Wright Marshall
Estate Agents

226B CHESTER ROAD, HARTFORD,
NORTHWICH CW8 1LW

OFFERS IN THE REGION OF £1,100,000



Large characterful family home located on a large plot in a secluded location in the centre of Hartford

Directions

As you proceed down Chester Road from Northwich into Hartford, past Sainsbury's you will see on the right hand side a sign for Chester Road together with a red post box. Turn right off the main Chester Road immediately (ca 20m) past the post box between two sandstone pillars showing four house numbers including 226B. Simply drive down the private road, bearing right at the end of the road where the house is located.

Description

Purchased by the current vendors in December 1999, the vendors have thoroughly enjoyed raising their family in this fantastic home.

226B Chester Road is located in a secluded position at the end of a private road just off Chester Road ideal for owner occupiers looking for a completely private property but still within walking distance to all the amenities Hartford has to offer.

As you approach the property you are greeted by a large sweeping gravel driveway surrounding the perimeter of the property, creating ample parking for family and friends.

Situated on 0.5 of acre, the large gardens surround the property creating various sun traps, perfect for chasing the sun throughout the day.

Entering the house through the front porch and the entrance hallway the property begins to reveal some of its characterful church features including dark oak, chandeliers and stained glass throughout.

Downstairs accommodation comprises porch through entrance hall, downstairs WC, a large full height dining hall and a large fireplace with log burner.

The lounge has been divided by a lovely dual burner, warming both the main lounge and the hidden snug on the other side of the burner, perfect for getting away for some quiet reading on a cold winters night.

Adjacent to the lounge is a large study with a feature stained glass window providing light and interest to both rooms.

The sitting room benefits from another beautiful feature window, creating a sizeable reception room for playing music as the current vendors do or creating a practical playroom on the ground floor within close proximity to the kitchen so that parents can keep a close eye on the family.

The kitchen has been modernised and benefits from Neff and Bosch, integrated appliances including a fridge, double oven and family sized dishwasher.

The practical utility room houses the conventional boiler, plumbing for the combined washer/dryer and provides integral access to the nearest of the three garages, perfect for storage use or converting into a workshop/gym.

Upstairs comprises four double bedrooms, a four piece family bathroom and an en-suite bathroom and particular mention

must be made of the 34'3 ft by 18'9 ft play room situated above the garage. This room is currently not being used by the vendors however there is huge potential to create a second lounge for teenage children or accommodation for elderly relatives.

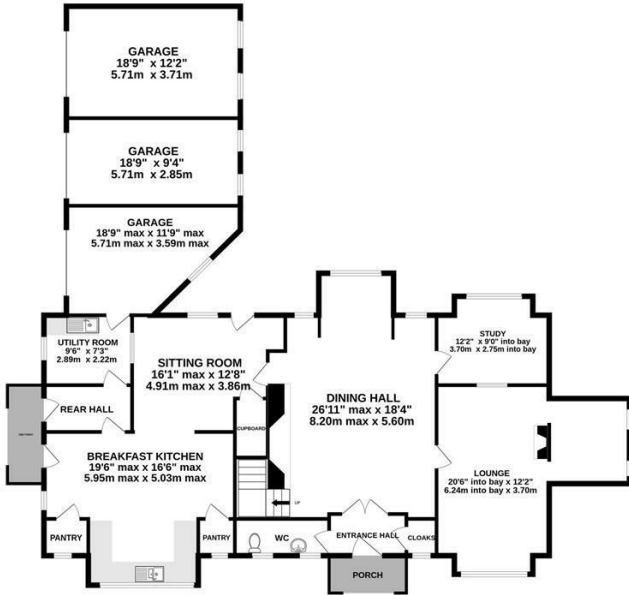
Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School within walking distance, followed by St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away.

Nearby primary schools also include The Grange, Hartford Primary School and Hartford Manor.

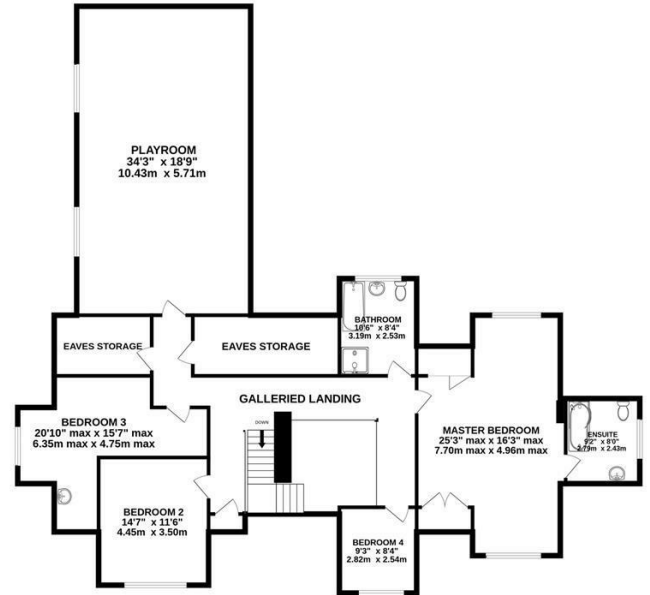
Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants, such as Chime and The Hart of Hartford. Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located within walking distance to Greenbank train station (for Manchester and Chester) and close proximity to Hartford train station (for London and Liverpool).

GROUND FLOOR
2136 sq.ft. (198.5 sq.m.) approx.



1ST FLOOR
2128 sq.ft. (197.7 sq.m.) approx.



TOTAL FLOOR AREA : 4264 sq.ft. (396.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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